



11/18/09 11:16:12
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DESO TO COUNTY, MS
W.E. DAVIS, CH CLERK

Regions Bank
Real Estate Subordination Approval

10/15/2009

Completed by: **Nathan Lowery**

Customer Name: **John L Compton**
Account Number: **xxxxxxxxxxa0357**

MS R/E CLOSINGS (MANDY SAUNDERS)
1903 UNIVERSITY AVE
OXFORD, MS 38655

Attention: **BARBARA BONNELL**

New Mortgage Company: **Regions Bank d/b/a Regions Mortgage**

ACCOUNT STATUS

Date Opened: **2/1/2007**
Current Limit: **\$49,000.00**
Balance: **\$21,216.32**
New Limit (if applicable): **\$21,300.00****
New 1st Mortgage Balance: **\$195,000.00**
Amount Due: **\$0.00**

APPROVED - STREAMLINE REFINANCE

Regions Bank agrees to subordinate the above reference Equity Line/Loan to the Mortgage Company referenced above, subject to the terms listed above, as well as the documentation required below if applicable.

****The Line of Credit limit is being lowered due to Regions Loan to Value policy if there is an amount in this field. Please deliver a hard copy* of the attached Amendment to Equity Line of Credit Agreement to be executed by the borrower(s) and return to my attention along with certified funds, if applicable, to ensure the balance does not exceed the new limit.**

***Please deliver a hard copy of the attached Subordination Agreement to the closing attorney/agent to be recorded in the county records and return to my attention. Hard copy mailed first class on today's date, shown above.**

Regions Bank
Attn: Subordination Dept.
2050 Parkway Office Circle, RCN 5
Hoover, AL 35244

Regions Bank
Attn: Subordination Dept.
PO Box 830721
Birmingham, AL 35283

*MREC
Oxford*

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This section for Recording use only

Subordination Agreement

Customer Name: John L Compton
Customer Account: xxxxxxxxxxxa0357

THIS AGREEMENT is made and entered into on this **15** day of **October, 2009**, by **Regions Bank** (Hereinafter referred to as "Regions") in favor of **Regions Bank d/b/a Regions Mortgage**, its successors and assigns (hereinafter referred to as "Lender").

RECITALS

Regions loaned to **John L Compton** (the "Borrower", whether one or more) the sum of \$ **\$49,000.00**. Such loan is evidenced by a note dated **2/1/2007**, executed by Borrower in favor of **Regions Bank**, which note is secured by a mortgage, deed of trust, security deed, to secure debt, or other security agreement recorded **2/12/2007**, in Record Book **2658** at Page **615**, amended in Record Book **NA** at Page **NA** in the public records of **DESOTO COUNTY, MISSISSIPPI** (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of **\$195,000.00** which loan will be evidenced by a promissory note, and executed by Borrower in favor of Lender (the "Note"). The Note will be secured by a mortgage of the same date as the Note (the "Mortgage"). Lender and Borrower have requested that Regions execute this instrument.

AGREEMENT

In consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Regions** agrees that the Mortgage shall be and remain at all times a lien or charge on the property covered by the Mortgage prior and superior to the lien or charge of **Regions Bank** to the extent the Mortgage secures the debt evidenced by the Note and any and all renewals and extensions thereof, or of any part thereof, and all interest payable on all of said debt and on any and all such renewals and extensions, and to the extent of advances made under the Note of the Mortgage necessary to preserve the rights or interest of Lender thereunder, but not to the extent of any other future advances.

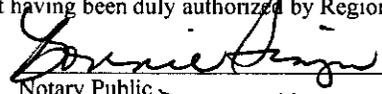
By its acceptance of this agreement, the borrower agrees to pay the subordination Fee set out in the Regions Subordination Request Form.

IN WITNESS WHEREOF, **Regions Bank** has caused this instrument to be executed by its duly authorized officer on the day and date first set forth above.

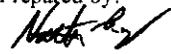
Regions Bank
By: 
Its Vice President

State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the **15** day of **October, 2009**, within my jurisdiction, the within named *Kevin Green* who acknowledged that he/she is *AVP* of **Regions Bank**, a banking corporation, and that for and on behalf of the said **Regions Bank**, and as its act and deed, he/she executed the above and foregoing instrument, after first having been duly authorized by **Regions Bank** so to do.


Notary Public *3-6-11*

My commission expires:

NOTARY MUST AFFIX SEAL
This Instrument Prepared by:
Nathan Lowery 
Regions Bank
PO Box 830721
Birmingham, AL 35282-8860

